

— MARKET INSIDER REPORT —

IRVINE TURTLE RIDGE HOMES

Thursday, March 20, 2025

Courtesy of Charlton Wang
Broker



3

5

12

6

14

1

4

2

7

13

MARKET SNAPSHOT

The Irvine Turtle Ridge area has had the median sale price increase by 13.5% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$7,938,000

Sold on September 26, 2024

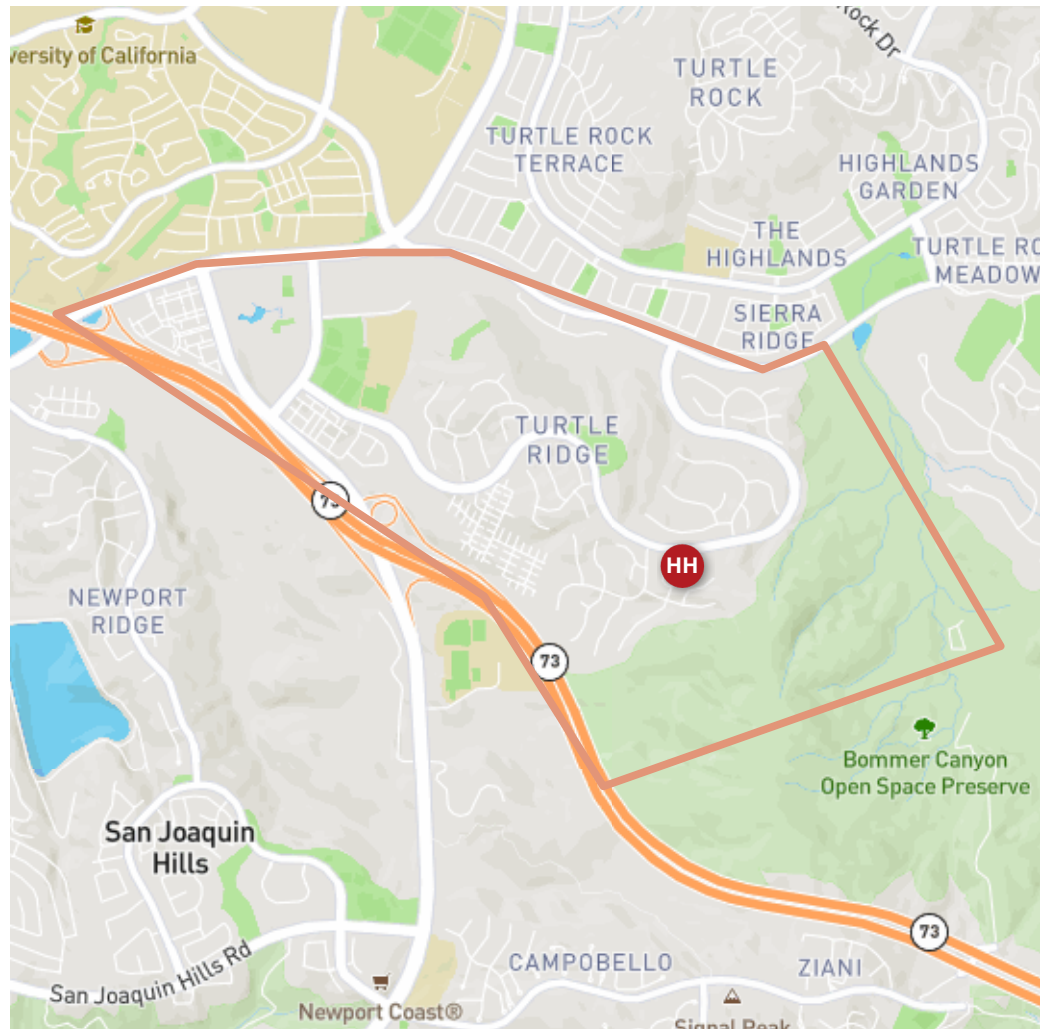
Average sale price of Homes

\$4,918,727

Median sale price of Homes

\$4,590,000

↑ **Up 13.5% since
February 2024**



IRVINE TURTLE RIDGE HOMES MARKET PERFORMANCE

The number of Irvine Turtle Ridge individual home sales decreased by 45% in this period, with 11 sold vs 20 in the previous 12 months.



Recently Sold
Homes: 11



Currently Active
Homes: 1



Currently Pending
Homes: 3



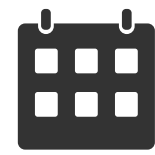
Total Individual Homes in Area
Individual Homes: 606



12 Month Turn Over Rate
Homes: 1.8%



Average Days on Market
Homes: 78



Average Years in Home
Homes: 13

IRVINE TURTLE RIDGE HOMES

AVERAGE PRICES

As of March 20, 2025, Irvine Turtle Ridge median sales price for homes increased by 13.5% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$7,938,000

↑ 65.3%

Last 12 months



Median Sales Price

\$4,590,000

↑ 13.5%

Last 12 months



Lowest Sales Price

\$2,900,000

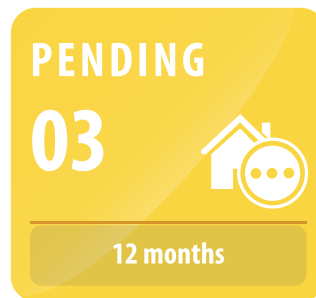
↑ 68.6%

Last 12 months

IRVINE TURTLE RIDGE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

78



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,305

Up from \$1,118



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$1,311

Up from \$1,128



AVERAGE SALE PRICE
TO LIST PRICE

99.1%

IRVINE TURTLE RIDGE AREA HOMES

- 1 NEW (ACTIVE)
- 0 ACTIVE
- 3 PENDING
- 11 SOLD



ACTIVE

01



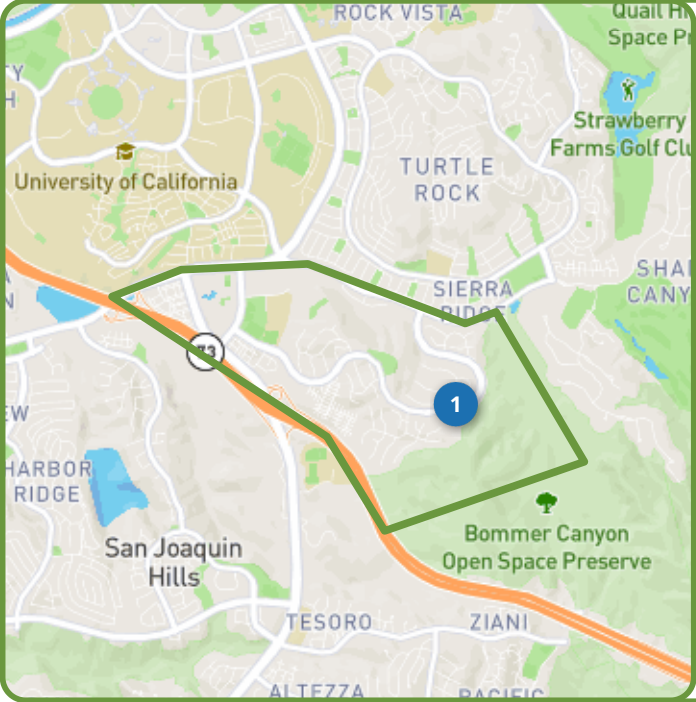
March 20, 2025

IRVINE TURTLE RIDGE

Market Report

ACTIVE HOME LISTINGS

Thursday March 20, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	22 Wildland	4	5	3,506	\$5,200,000	\$1,483	28

Showing the most recent 1 of a total of 1 active listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
Text me at 949.400.4099 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

IRVINE TURTLE RIDGE HOMES

ACTIVE LISTINGS

As Of Thursday March 20, 2025



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PENDING

03



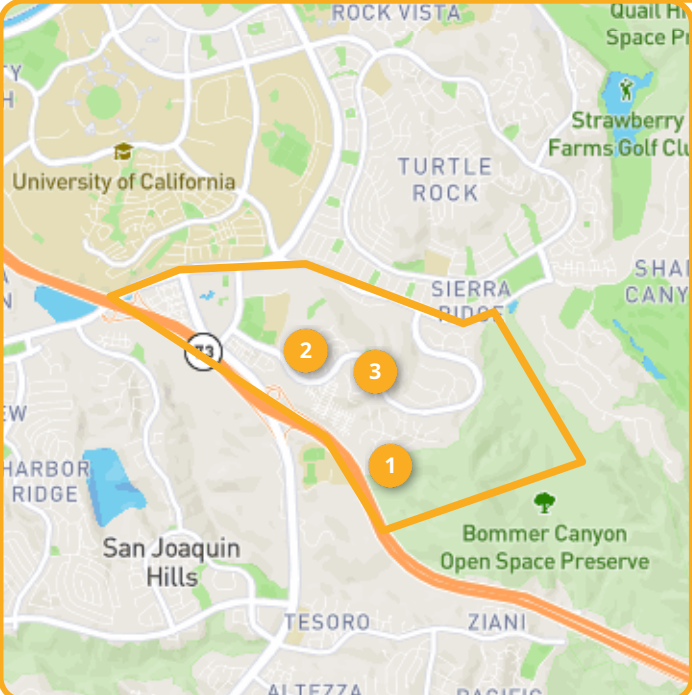
March 20, 2025

IRVINE TURTLE RIDGE

Market Report

PENDING HOME LISTINGS

Thursday March 20, 2025

	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
	171 Grandview	5	7	6,141	\$9,500,000	\$1,547	37
	37 Hedgerow	5	5	3,611	\$3,899,900	\$1,080	25
	28 Castlerock	5	5	4,550	\$5,530,000	\$1,215	499

IRVINE TURTLE RIDGE HOMES

PENDING LISTINGS

As Of Thursday March 20, 2025



Showing the most recent 3 of a total of 3 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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SOLD

11



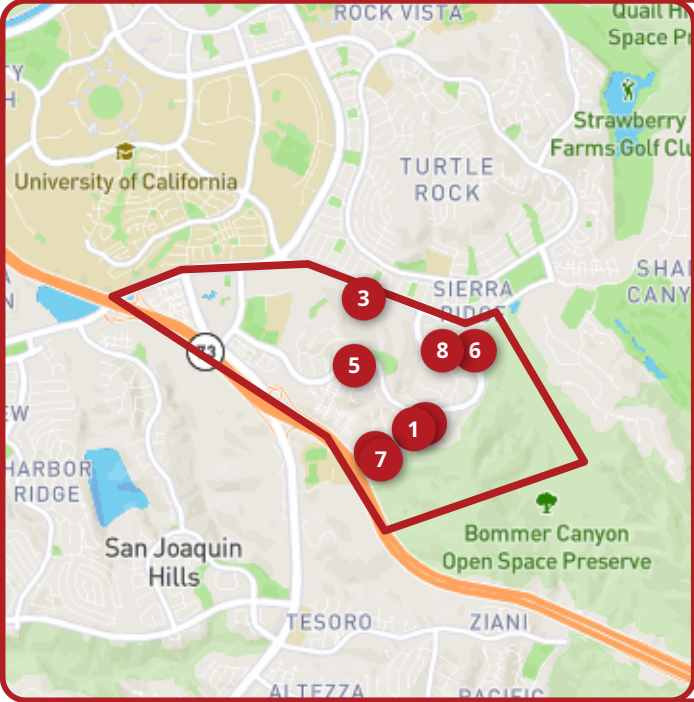
March 20, 2025

IRVINE TURTLE RIDGE

Market Report

RECENT HOME SALES

Thursday March 20, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	27 Starview	5	6	5,963	\$7,200,000	\$6,750,000	02-19-2025	97
2	33 Summer House	4	5	3,661	\$4,820,000	\$4,700,000	01-29-2025	197
3	45 Shade Tree	3	4	2,032	\$2,550,000	\$2,900,000	12-6-2024	9
4	25 Grandview	5	6	5,700	\$8,375,000	\$7,938,000	09-26-2024	6
5	23 Blue Summit	5	5	4,550	\$6,300,000	\$6,300,000	06-24-2024	2
6	52 Sweet Bay	4	3	2,595	\$3,495,000	\$3,758,000	06-18-2024	2
7	33 Hidden Trail	4	5	3,661	\$4,800,000	\$4,790,000	06-7-2024	76
8	38 Arcade	4	4	2,921	\$3,888,000	\$3,900,000	04-18-2024	7

Showing the most recent 8 of a total of 11 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE TURTLE RIDGE HOMES

SOLD LISTINGS

As Of Thursday March 20, 2025



Showing the most recent 8 of a total of 11 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

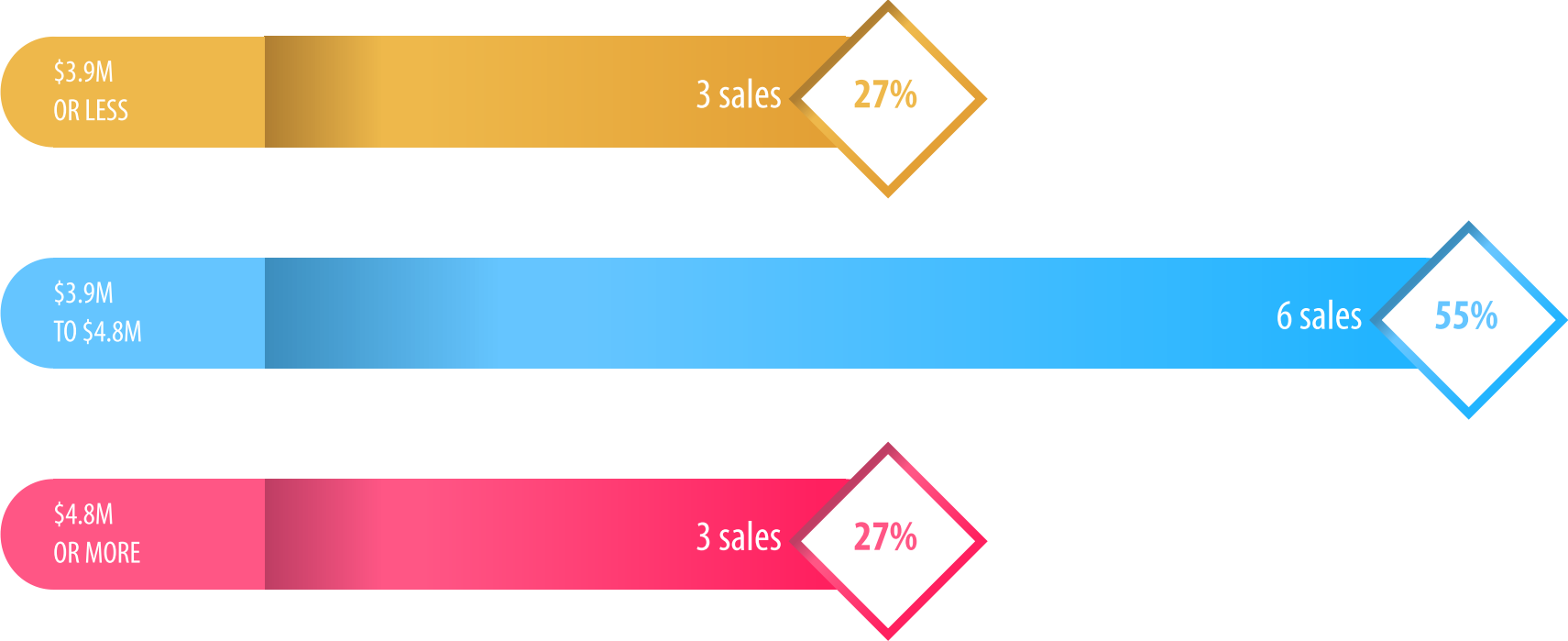
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 20, 2025

Irvine Turtle Ridge Homes



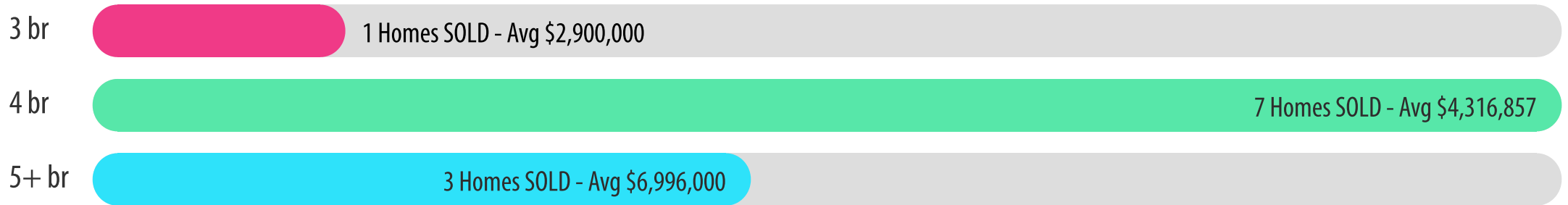
78

Average Days on Market

IRVINE TURTLE RIDGE HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine Turtle Ridge has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 20, 2025

Irvine Turtle Ridge Homes



Last 12 Months
99.10%

Average Days on Market **78**



Previous 12 Months
100.53%

Average Days on Market **59**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE TURTLE RIDGE HOMES

Last 12 Months

RECENT SALES

11

As of March 20, 2025

IRVINE TURTLE RIDGE HOMES

Last 12 months



AVERAGE SALES PRICE

\$4,918,727

Up from \$3,716,500

As of March 20, 2025

IRVINE TURTLE RIDGE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

78

As of March 20, 2025



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